076.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	957,700 / 957,700
					USE VALUE:	957,700 / 957,700
					ASSESSED:	957,700 / 957,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRUNNER CHRISTIAN F
Owner 2:	GAUGER SARAH K
Owner 3:	
Street 1:	11 COLLEGE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ADAMIAN JOHN J--ETAL -
Owner 2:	ADAMIAN VARSANIE C -
Street 1:	22 COLLEGE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .169 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1945, having primarily Brick Veneer Exterior and 2690 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7383.000	508,700		449,000	957,700
Total Card	0.169	508,700		449,000	957,700
Total Parcel	0.169	508,700		449,000	957,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.02 /Parcel: 356.02

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 47924

GIS Ref

GIS Ref

Insp Date 11/07/18

!6317!

PREVIOUS ASSESSMENT

Parcel ID 076.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	508,700	0	7,383.	449,000	957,700		Year end	12/23/2021
2021	101	FV	494,100	0	7,383.	449,000	943,100		Year End Roll	12/10/2020
2020	101	FV	494,000	0	7,383.	449,000	943,000	943,000	Year End Roll	12/18/2019
2019	101	FV	368,700	0	7,383.	417,000	785,700	785,700	Year End Roll	1/3/2019
2018	101	FV	368,700	0	7,383.	417,000	785,700	785,700	Year End Roll	12/20/2017
2017	101	FV	368,700	0	7,383.	365,600	734,300	734,300	Year End Roll	1/3/2017
2016	101	FV	368,700	0	7,383.	333,600	702,300	702,300	Year End	1/4/2016
2015	101	FV	354,200	0	7,383.	295,100	649,300	649,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:42:01

LAST REV

Date	Time
04/30/19	14:17:51
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6317

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADAMIAN JOHN J-	35011-188		3/11/2002		330,000	No	No		
	PR483-564		6/1/1981			No	No		A

USER DEFINED

Prior Id # 1:	47924
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/15/2017	269	Redo Kit	25,000	C				
12/16/2012	69	Redo Bat	10,000	C				
11/8/2004	1074	Renovate	20,000					isulation blueboar
8/9/2004	714	Addition	110,000	C		G6	GR FY06	ADD 2ND FL & FRT P
7/16/2004	628	Demoliti				G6	GR FY06	DEMO ATTIC / ROOF
2/27/2003	123	Redo Kit	9,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	BS	Barbara S
5/16/2013	Info Fm Prmt	EMK	Ellen K
4/2/2009	Measured	372	PATRIOT
7/29/2008	External Ins	BR	B Rossignol
4/1/2005	Permit Visit	BR	B Rossignol
10/13/1999	Mailer Sent		
10/13/1999	Measured	266	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7383		Sq. Ft.	Site		0	70.	0.87	12									449,041						449,000	

Total AC/HA:	0.16949	Total SF/SM:	7383	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	449,041	Spl Credit		Total:	449,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CEDAR		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1945	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13633621
Const Adj.:	1.01489842
Adj $ / SQ:	149.925
Other Features:	126694
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	533270
Depreciation:	24530
Depreciated Total:	508740

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

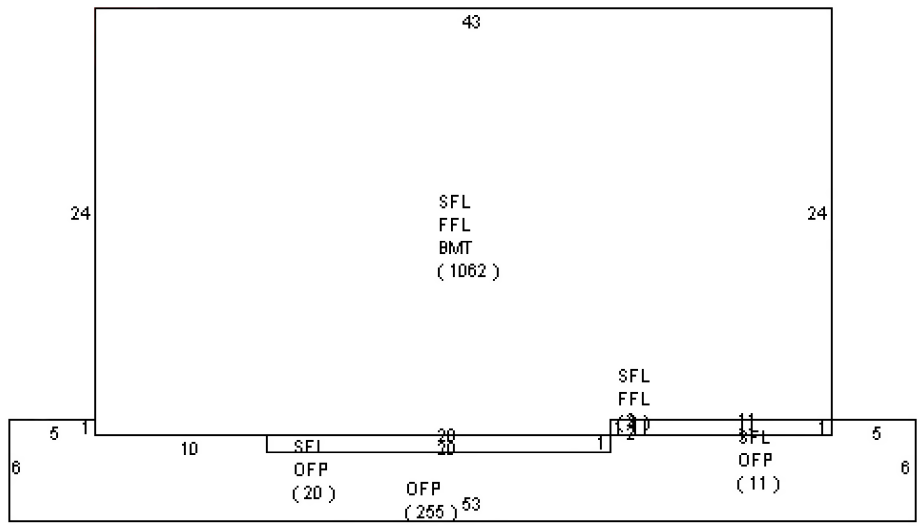
REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	149.92
Special Features:	0	Val/Su Net:	145.05
Final Total:	508700	Val/Su SzAd	235.62

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,095	149.920	164,167
FFL	First Floor	1,064	149.920	159,520
BMT	Basement	1,062	71.960	76,426
OFP	Open Porch	286	22.600	6,464

Net Sketched Area:	3,507	Total:	406,577
Size Ad	2159	Gross Area	3507	FinArea	2690
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	